



FARMERS BRANCH

ORDINANCE NO. 1184

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT FOR TWO (2) GENERAL BUSINESS SIGNS IN THE PD-14 (O, MF-2) ZONING DISTRICT; ONE SIGN TO BE PLACED IN FRONT OF EACH BUILDING AT 2915 AND 2925 L.B.J. FREEWAY, IN BROOKHAVEN OFFICE PARK; ESTABLISHING CONSTRUCTION STANDARDS; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED (\$200.00) DOLLARS FOR EACH OFFENSE; PROVIDING FOR INJUNCTIVE RELIEF; AND DECLARING AN EMERGENCY.

WHEREAS, the City Plan Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State law with reference to the granting of changes of zoning under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the Governing Body of the City of Farmers Branch is of the opinion that said change in zoning uses should be made; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City

of Farmers Branch, be, and the same is hereby amended by amending the Zoning Map of the City of Farmers Branch so as to grant a specific use permit for two general business signs, in the PD-14 (O, MF-2) Zoning District.

One sign is to be located at the south entrance of each building at 2915 and 2925 L.B.J. Freeway, as shown on Exhibit "A".

SECTION 2. That the signs are to be constructed to the dimensions, and of the materials, shown on exhibit "B". The signs are to contain no more than, and no less than six display panels, as indicated on exhibit "B", on each sign.

SECTION 3. That the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch, as amended herein by the granting of a specific use permit for general business signs as described herein only.

SECTION 4. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense.

SECTION 5. Injunctive Relief. In the addition to and cumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 6. Whereas, it appears that the above described property requires that it be granted the above Specific Use Permit in order to permit its proper use and development, and in order to protect the

public interest, comfort and general welfare of the City of Farmers Branch, and creates an urgency and an emergency for the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, as the law in such cases provides.

DULY PASSED by the City Council of the City of Farmers Branch, Texas on the 15th day of May, 1978.

APPROVED:

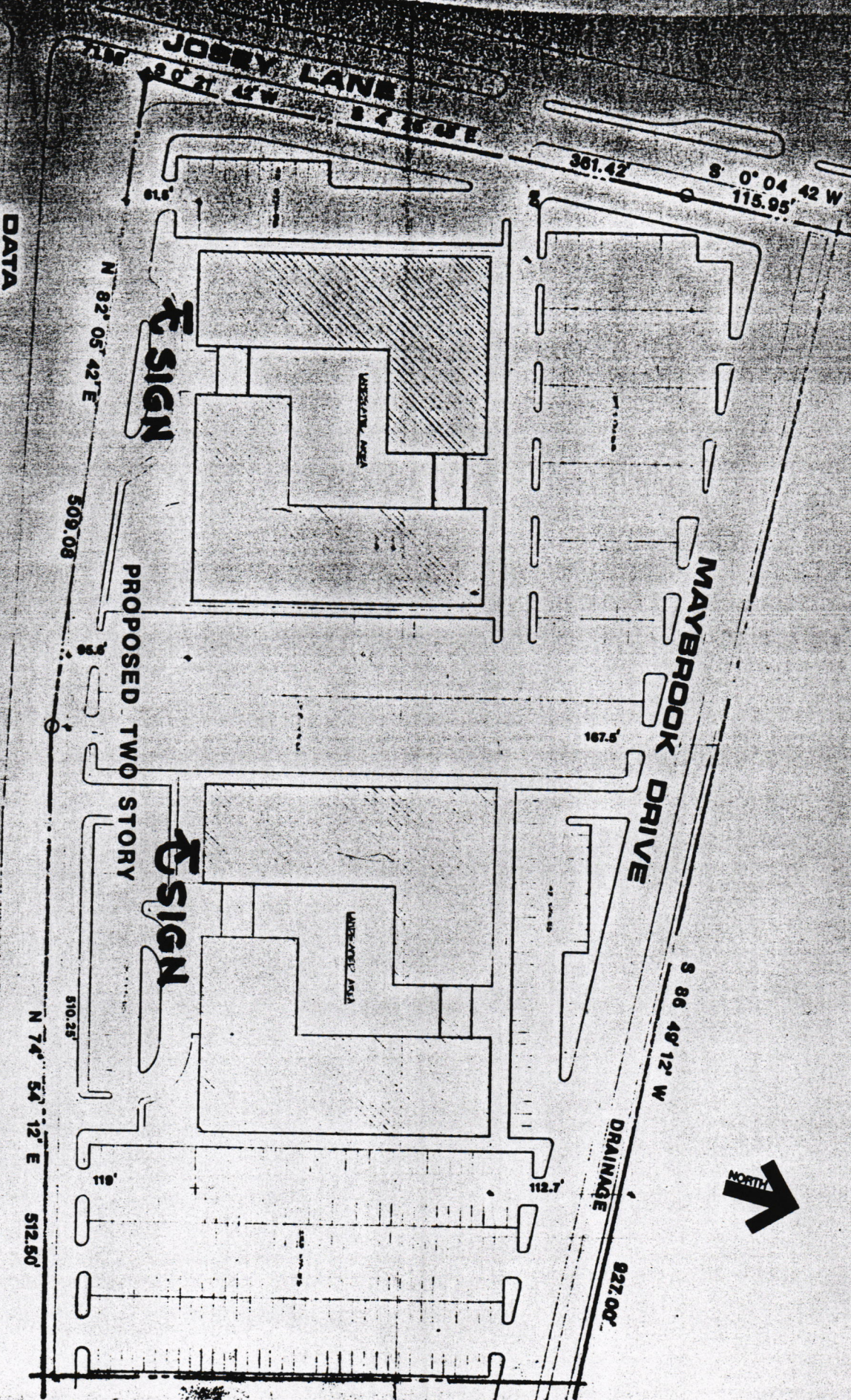
Bill Boniford
Mayor

APPROVED AS TO FORM:

Roy Hutchison
City Attorney

ATTEST:

L. C. and
City Secretary



DATA

182 000 SQUARE FEET
668 PARKING SPACES
PARKING RATIO 1/287
TOTAL LAND AREA 11.08

**BROOKHAVEN
OFFICE PARK**

SCALE 1" = 40'

EXHIBIT "A"

